

039.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

851,000 /

851,000

USE VALUE:

851,000 /

851,000

ASSESSED:

851,000 /

851,000

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY


Patriot
 Properties Inc.

No	Alt No	Direction/Street/City
2-4		PATRICK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LIBERACE BEATRICE	
Owner 2:		
Owner 3:		

Street 1:	2 PATRICK ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 6,389 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1971, having primarily Vinyl Exterior and 3066 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6389		Sq. Ft.	Site		0	64.	0.96	3									391,469						391,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									26279	
104	6389.000	459,500		391,500	851,000									GIS Ref	
														GIS Ref	
														Insp Date	
														12/06/18	

PREVIOUS ASSESSMENT										Parcel ID			
Total Card										039.0-0007-0011.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	459,700	0	6,389.	391,500	851,200	851,200	Year End Roll	12/18/2019
2019	104	FV	366,900	0	6,389.	354,800	721,700	721,700	Year End Roll	1/3/2019
2018	104	FV	366,900	0	6,389.	336,400	703,300	703,300	Year End Roll	12/20/2017
2017	104	FV	344,200	0	6,389.	293,600	637,800	637,800	Year End Roll	1/3/2017
2016	104	FV	344,200	0	6,389.	250,800	595,000	595,000	Year End	1/4/2016
2015	104	FV	314,500	0	6,389.	232,400	546,900	546,900	Year End Roll	12/11/2014
2014	104	FV	314,500	0	6,389.	192,700	507,200	507,200	Year End Roll	12/16/2013
2013	104	FV	327,200	0	6,389.	183,500	510,700	510,700		12/13/2012

SALES INFORMATION		TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	784-63		1/1/1901	Family		No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
										12/6/2018	MEAS&NOTICE	CC	Chris C
										1/22/2009	Meas/Inspect	294	PATRIOT
										3/16/2000	Inspected	276	PATRIOT
										3/1/2000	Measured	197	PATRIOT
										8/18/1993		TH	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average													
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall: 8 - Brick Veneer	15%			OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average													
Color: GRAY				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1971	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct:	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV - Average	29. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	2	1						
Sec Int Wall:		%		Economic:				Additions:		1	6	3						
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 4 - Carpet				Override:				Baths:										
Sec Floors: 5 - Lino/Vinyl	15%			Total: 29.3 %				Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 170.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.07016802				General:										
Electric: 3 - Typical				Const Adj.: 0.97174144				Totals	2	8	4							
Insulation: 2 - Typical				Adj \$ / SQ: 176.788														
Int vs Ext: S				Other Features: 121500														
Heat Fuel: 3 - Electric				Grade Factor: 1.00														
Heat Type: 13 - Radiant Elec				NBHD Inf: 1.00000000														
# Heat Sys: 2				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 649971														
% Com Wall	% Sprinkled:			Depreciation: 190442				Juris. Factor:										
				Depreciated Total: 459530				Special Features: 0										
								Final Total: 459500										
								Val/Su Net: 115.48										
								Val/Su SzAd: 183.87										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 039.0-0007-0011.0								IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	18X6		A	AV	1980		0.00	T	31.2	104					
More: N	Total Yard Items:					Total Special Features:								Total:				